

## MEETING RECORD

**NAME OF GROUP:** HISTORIC PRESERVATION COMMISSION

**DATE, TIME AND PLACE OF MEETING:** Thursday, January 16, 2003, 1:30 p.m., Conference Room 106, First Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

**MEMBERS IN ATTENDANCE:** Jerry Berggren, Tim Francis, Bruce Helwig, Jim McKee and Bob Ripley; (Carol Walker and Terry Young absent). Carrie Schneider, Historic Preservation intern; Ed Zimmer and Teresa McKinstry of the Planning Department; and other interested citizens.

**STATED PURPOSE OF MEETING:** Regular Historic Preservation Commission Meeting

Chair Bob Ripley called the meeting to order and requested a motion approving the minutes for the meeting held December 19, 2002. Motion for approval of minutes made by McKee, seconded by Francis. Motion for approval carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission. No one appeared.

**APPLICATION BY THE PRIESTLY FRATERNITY OF ST. PETER FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT ST. FRANCIS CHURCH, 1145 SOUTH STREET, A DESIGNATED LANDMARK**

**PUBLIC HEARING:** January 16, 2003

Members present: Berggren, Francis, Helwig, McKee and Ripley; Walker and Young absent.

Ed Zimmer explained that he tried to write a thorough analysis of the information that was received at the last meeting. The guidelines speak to restoration of the interior. This is a very unique set of guidelines. There are a few other guidelines back when the ordinance was first enacted that speak to interior features. The guidelines for this property are mostly interior features. Restoration is the preferred interior treatment. Father Pikus made it clear last time that strict restoration is not his design intent. There are some features he does not intend to restore and some painted designs he would like to add. The interpretation is up to the Commissioners. Mr. Zimmer would advise that the proposed work meets the spirit and intent of the preservation ordinance.

McKee wondered what was proposed by the applicant that is not reversible. Mr. Zimmer replied that there is nothing that was proposed that is not reversible.

Ripley is not sure of the interior of the church. He was in the church only once. He wondered if there was any stencil work in the interior to begin with. Mr. Zimmer stated that we don't know a whole lot about the interior. Father Pikus has looked at the original elements of the interior. Presently, most of the interior is flat pink and blue painted walls. There are some shadows of what used to be there. The most elaborate present day element is the filigree in the nave. This does not appear to be original either. The side altars clearly had a painted mosaic and Father Pikus has no interest in replicating that. Some of the elements like the foliage piece, while he can show clear precedent for the time period, there is not proof that it was on this particular property. We are looking at an interpretation, not a replication.

Ripley stated that when this building was designated, the interior was the main feature. Mr. Zimmer agreed. The interior was the bulk of the nomination. A lot of it had been institutionalized and modernized over time. The walls were always too plain, there was evidence that there was some stencil work under layers of paint. Going secular preserved the building as a more historical element. The current group is more liturgical in their efforts.

Helwig wanted clarified that the physical space of the interior was the main designation of the landmark. Mr. Zimmer concurred.

Ripley stated that in reality, in some areas, there has been 3 layers of paint. Mr. Zimmer replied that it is probably more in some areas.

Berggren believes a certificate of appropriateness should be issued but, he is concerned. In the past, it has pretty much been a letter. Mr. Zimmer clarified that it will state the finding of the Commission.

Berggren believes we have an opportunity to do something better. We need to do a certificate that really is a document. Something that would be worthy of going on display. We could also point out items that weren't restoration, but were appropriate. Father Pikus hasn't destroyed anything. He has documented what was there originally. Even though he is painting over the original, it is still there for future restoration. While he is not restoring those elements, he is basing his decisions on design of churches of the time period. The work Father Pikus has done so far is exemplary. He would like a Certificate of Appropriateness to be something suitable to hang on a wall.

Mr. Zimmer stated that in the palate of choices, restoration is the appropriate one only in certain circumstances, when what is going to be restored is of high value. He has confidence that Father Pikus' intent seems to be a good example of the space that it used to be. It would be a wasteful effort to fully restore this.

Helwig stated that another important aspect is the use. The Commissioners agreed.

Ripley agreed that all of the points made today need to be listed in the Certificate of Appropriateness. Berggren agreed. He would like the Certificate to be positive.

Mr. Zimmer summarized - he will bring back the language for the Certificate next month. He will laud the applicant's efforts and give a full history of the property.

**ACTION:**

Berggren moved approval for a Certificate of Appropriateness, seconded by McKee.

Mr. Zimmer will work on the language for the Certificate and bring it back next month for the Commission's review and approval.

Motion carried 5-0: Berggren, Francis, Helwig, McKee and Ripley voting 'yes'; Walker and Young absent.

**DISCUSSION ITEMS:**

- The University Place Historical District was approved unanimously by the State Historical Society.
- A report was received on the State Highways nomination. The DLD post was listed. Mr. Zimmer believes the post is on public right-of-way. He thinks Public Works would allow a historical nomination. It is on 1<sup>st</sup> and "P" Street.
- The Leavitt Farmhouse is scheduled to be moved around January 23<sup>rd</sup>. There will be 2 preservation issues remaining if the move is successful. The oversight of the house on the new ground and the oversight of the original ground from which the house was moved, are the 2 issues. The developers will have a chance to develop something. Access to the property from 70<sup>th</sup> St. will be difficult. On the new site, it is outside the 3 mile limit. The owner is agreeable to designation of some type of a review. We will have to revise some type of review. We do not have jurisdiction in the County outside of the 3 mile limit. He thinks this would be a good opportunity to talk with the County about review of landmarks in the County.

Helwig wondered about the demolition at Whitehall. Mr. Zimmer stated that there has been a lot of discussion about that. Benson Hall is gone. The next big question is the next user of Whitehall Mansion.

There being no further business, the meeting was adjourned at 2:30 p.m.